

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
JUL 7 3 11 PM '77  
ANNIE S. TARKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William M. Morse and Jo Ann W. Morse

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Harvey Cleveland, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eleven Thousand Three Hundred -----

Dollars (\$ 11, 300. 00 ) due and payable

with interest thereon from July 1, 1977 at the rate of six (6) per centum per annum, to be paid: in two equal annual installments of \$5,650 plus interest on the unpaid balance, the first payment being due July 1, 1978 with final payment due July 1, 1979.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

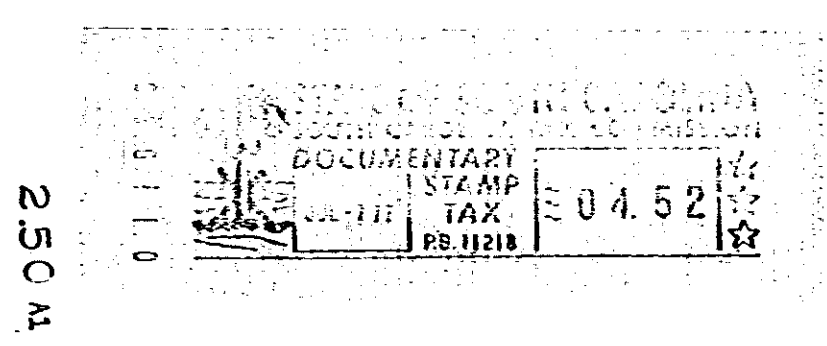
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeastern side of Watson Mountain Road, being shown as a 18.7 acre tract on the plat of the property of William M. Morse prepared by W. R. Williams, Jr., Engineer and Surveyor, on June 30, 1977, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in Watson Mountain Road which is approximately 3/4 of a mile from Devils Fork Road at the corner of other property belonging to the Grantor herein and running thence along the line of that property, passing an iron pin on the edge of the road at 18.5 feet, S. 43-52 E. 1,042.2 feet to an old stone at the corner of a 177.7 acre tract shown on said plat; thence along the line of said 177.7 acre tract N. 50-27 E. 838.5 feet to a post oak 3X0. M. ; thence along the line of property now or formerly of Fayssoux N. 39-37 W. 1,094 feet to a point in said road, which point is witnessed by iron pins on the edge of said road and back on line 98.1 feet from the edge of said road; thence following the approximate center of Watson Mountain Road, the following courses and distances: S. 20-27 W. 127.2 feet, S. 28-29 W. 159.9 feet, S. 3-09 W. 144.8 feet, S. 34-17 W. 190 feet, S. 68-30 W. 115 feet, N. 88-46 W. 160 feet, and S. 81-31 W. 170.3 feet to the beginning corner. The plat hereinabove referred to is recorded in Plat Book 6C, Page 31.

2.50

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of J. Harvey Cleveland, Jr., dated July 1, 1977 as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1060, Page 72, on July 7, 1977.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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